PETITION FOR ZONING VARIANCE 34-245-A appearing that strict compliance with the Baltimore County Zoning Regulations would/wouldxRok TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a G/2/8TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a the variance(s) requested mill/will not edversely affect the health, safety, and general welfare of Variance from Section 1B02.3C.1 - to permit a lot width of 58' in lieu of the required the community, the variance(s) should /shoulde not be granted. \_-402 to permit:a lot width of 61' in lieu of the required\_ 70' and a minimum side yard setback of 6' in lieu of the required 10' and a sum Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_\_ 105' and minimum side yard setback of 8' in lieu of the required 20' and a sum of side yard setbacks of 13' in lieu of the required 25' day of April 1984, that the herein Petition for Variance(s) to permit a lot of side yards setback of 24' in lieu of the required 40' for Lot A; and a side yard width of 61 foot in lieu of the required 105 feet, minimum side yard setbacks of of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the setback of 8'-6" in lieu of the required 20' for Lot B. following reasons: (indicate hardship or practical difficulty) of the Zoning Regulations of Baltimore County, to the Zoning Law of Bultimore County; for the following reasons: (indicate hardship or practical difficulty) 8 feet in lieu of the required 20 feet, and a sum of side yard setbacks of 24 feet BALTIMORE COUNTY The configuration of the present lot creates wasted space and area, and consequently the property owner cannot fully and completely use in lieu of the required 40 feet for Lot A; a side yard setback of 8 feet 6 inches in The dwellings in question are existing and are to remain. the subject property creating a hardship as to present use and lieu of the required 20 feet for Lot B, all for the existing dwellings, in accordance with the site plan pr. pared by Daft, McCune, Walker, Inc., revised January 4, 1984, ZONING PLANS and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of Property is to be posted and advertised as prescribed by Zoning Regulations. Property is to be posted and advertised as prescribed by Zoning Regulations. this Order, subject, however, to the following: I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of the Baltimore County adopted pursuant to the Zoning Law For Baltimore County. 1. A revised site plan shall be submitted reflecting the ADVISORY COMMITTEE changes made and approved by the County Review Group I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. I/We do solemnly declare and affirmation until the penalties of perjury, that I/we are so legal owner(s) of the property which is the subject of this Petition. 2. Compliance with all CRG requirements. 3. Approval of the aforementioned site plan by the Office of Planning and Zoning. Legal Owner(s): Contract Purchaser: Legal Owner(s): <u> Davidl Gaudreau</u> Contract Purchaser: Alvin E. Wagenheim (Type or Print Name) (Type or Print Name) DISTRICT: 🚣 (Type or Print Name) NEARHIGH 🚣 (Type or Print Name) i Blate City and State 144 Friar Tuck Hill Attorney for Petitioner: 2403 SYLVALLE RD. 252-2200 (Type or Print Name) Annapolis, Maryland 21405 (Type or Print Name) FRITHERE , 110 21207 Name, address and phone number of legal owner, contract purchaser or representative to be contacted PETITION AND SITE PLAN Baltimore, Maryland 21212 Attorney's Telephone No.: \_\_(301) 377-7403 6905 York Road City and State COMMENTS ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 5th \_\_\_\_ day ORDERED By The Zoning Commissioner of Baltimore County, this 24th day 19\_83, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore Co. 1ty, in two newspapers of general circulation throughout Baltimore County, that property be posted, 1d that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towcon, Baltimore of \_\_\_\_\_ January\_\_\_\_, 19.84\_, that the subject matter of this petition be advertised, as required by the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ 7th \_\_\_\_ day of \_September 27th day of March 19.84 , at 9:45 o'clock \_\_A. M. RESCHEDULED: Tuesday, October 4, 1983 at Zoning Commissioner of Baltimore County. 9:30 A.M. Item #6 (1983-1984) BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS Property Owner: David Gaudreau DEPARTMENT OF PUBLIC WOR TOWSON, MARYLAND 21204 Zoning Commissioner August 8, 1983 Office of Planning and Zoning BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE County Office Building Water and Sanitary Sewer: Towson, Maryland 21204 HARRY J. PISTEL, P. E. August 8, 1983 A 12-inch public water main and 8-inch public sanitary sewerage exist in Allegheny Avenue. A fire hydrant is located at Highland Avenue. August 30, 1983 Mr. Arnold Jablon COUNTY OFFICE BLDG. 111 W. Chesapeake Ave.
Towson, Maryland 21204 Stephen R. Tully, Esquire Zoning Commissioner County Office Building 6905 York Road Towson, Maryland 21204 Baltimore, Maryland 21212 Bureau of Public Services Re: Item #6 (1983-1984) Nicholas B. Commodari RE: Item No. 6 - Case No. 84-70-A Property Owner: David Gaudreau COMMENTS ARE AS FOLLOWS: Chairman S/S Allegheny Ave. 840' W. from centerline David Gaudreau RAM: EAM: FWR: SS Variance Petition Highland Ave. Acres: 0.84 District: 9th cc: William Munchel MEMBERS Dear Mr. Tully: Bureau of N-NW Key Sheet Dear Mr. Jablon: Engineering The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The 39 NE 1 Pos. Sheet nepartment of The following comments are furnished in regard to the plat submitted to this NE 10 A Topo Traffic Engineering following comments are not intended to indicate the approoffice for review by the Zoning Advisory Committee in connection with the subject 70 Tax Map priateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. State Roads Commis Fire Prevention Health Department Allegheny Avenue is proposed to be further improved in the future as a 42-foot into the atmosphere. Project Planning closed section roadway on a 60-foot right-of-way in this vicinity. An individual Building Department lot requires a 20-foot panhandle. In view of your client's proposal to subdivide the subject property and create an additional building lot Board of Education (5) square feet or more. Zoning Administration Sediment Control: in the rear, these variance requests for lot width and

Development of this property through stripping, grading and stabilization could

In accordance with the drainage policy, the Patitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off

Open stream drainage requires a drainage reservation or easement of sufficient

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties,

especially by the concentration of surface waters. Correction of any problem

which may result, due to improper grading or improper installation of drainage

result in a sediment pollution problem, damaging private and public holdings down-

stream of the property. A grading permit is, therefore, necessary for all grading,

including the stripping of top soil.

through the property to be developed to a suitable outfall.

width to cover the flood plain of a 100-year design storm.

facilities, would be the full responsibility of the Petitioner.

Storm Drains:

Fursuant to the advertisement, posting of property, and public hearing on the Petition

PETITION FOR ZONING VARIANCE

Industrial

Development

side yard setbacks are required.

hearing scheduled accordingly.

cc: Paul Lee Engineering, Inc. 304 W. Pennsylvania Avenue Towson, Md. 21204

NBC:bsc

I contacted the Office of Current Planning concerning

Enclosed are all comments submitted from the members of the Committee at this time that offer or request infor-

mation on your petition. If similar comments from the remaining members are received, I will forward them to you.

placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a

Very truly yours,

Richalas B. Commanice, box

NICHOLAS B. COMMODARI, Chairman

Zoning Plans Advisory Committee

Otherwise, any comment that is not informative will be

the proposed 12 foot driveway, and it met with their

July 28, 1983 BALTIMORE COUNTY DEPARTMENT OF HEALTH 6. Zoning Advisory Committee Meeting of July 5,1983 David Gaudreau Sewage Disposal Oublic ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval. ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval. ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services. ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Pursuant to the advertisement, posting of property, and public hearing on the petition, as well as an on-site inspection of the property, and it appearing that the granting of the petition would not be in strict harmony with the spirit and intended the Baltimore County Zoning Regulations and strict compliance with these regulations would not result in practical difficulty and unreasonable hardship upon the petitioner, and as the granting of the variances requested will adversely affect the health, safety, and general welfare of the community, the variances should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_ day of November, 1983, that the herein Petition for Variances to permit a lot width of 58 feet in lieu of the required 70 feet, a minimum side yard setback of six feet in lieu of the required ten feet, and a sum of side yard setbacks of thirteen feet in lieu of the required twenty-five feet, is hereby DENIED.

Millime Me

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

August 2, 1933

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 275, 276, 1, 4, 5, 6, 7, 8, 9, 10, and 11. ZAC-Meeting of July 5, 198 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 275, 276, 1, 4, 5, 6, 7, 8, 9, 10, and 11.

Traffic Engineer Assoc. II

( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

( ) Soil percolation tests have been conducted.

The results are valid until \_\_\_\_\_\_\_.

Revised plans must be submitted prior to approval of the percolation

 (') Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
 ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

shall be valid until

is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit

( ) All roads and parking areas should be faced with a dustless, bonding

( ) No health hazards are anticipated.

(X) Others A Hydrogeological Study and an Environmental Effects Report may be required. A Reserve Copacity Use Certificate may be required before a building permit is issued

Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

SS 20 1080 (2)

Towson, Maryland - 21204

Date: July 5, 1983

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: July 5, 1983

RE: Item No: 275, 276, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 Property Owner: Location: Present Zoning:

District: No. Acres:

All of the above have no bearing on student population.

Department of Planning

Soming Advisory Committee Meeting July 5, 1983

Property Owners David Gaudreau
Loostims S.S A'legheny Ave. 840' W. from centerline Highland Ave.
Existing Soming: J.R. 3.5
Proposed Soming: Variance to permit a lot width of 58' in lieu of the required 70', to
permit a side yard setback of 6' in lieu of the required 10' & a sum of side yard
act packs of 13' in lieu of the required 25'.

July 28, 1983

All structure shall conform to the Beltimore County Building Code 1961/ Council Bill 1-82 Ctate of Name and Acts for the Building Code 1961/

D. Commercials Three sets of comstruction drawings with a Maryland Registered Architect or Register shall be required to file a parmit application. E. An exterior wall erected within 6'0 of mm adjacent lot line shall be of one hour fire recistive construction, no opmings parmitted within 3'-0 of let lines. A firewall is required if construction is on the lot line, See Table 101, line 2,

Requested variance conflicts with the Baltimore County Building Code,

G. A change of cocupency shall be applied for, along with an alteration parmit application, and three required sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require

I. Before this office can comment on the above structure, please have the event, thru the services of a Registered in Maryland Architect or Engineer sertify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

BOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 Vest Chesapeake Ave., 2120h

RE: PETITION FOR VARIANCES S/S Allegheny Ave., 840' W of Highland Ave., 9th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 84-70-A DAVID L. GAUDREAU, Petitioner

ORDER TO ENTER APPEARANCE

:::::::

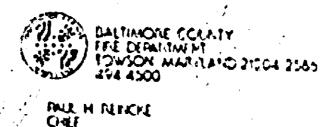
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter May Timmerman Peter Max Zimmerman Deputy People's Counsel

Hone W. Herrian III John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 16th day of August, 1983, a copy of the foregoing Order was mailed to Stephen R. Tuliy, Esquire, 6905 York Road, Baltimore, MD 21212, Attorney for Petitioner.



Mr. William danmond Suning Commissiones Office of Planning and Saming Salding to Gmary Office Milding Yousen, Maryland 21264

Attentions, Nick Conviert, Chairman . Zinley Pidte Advisory Genicies

ble Professy Omore, Tavid Caudreau

Location: 8/S Allegheny Lumnue 840' W. from centufline Highland Avenue Item No. 1 6. to ing Avendar Resting of July 5, 1983

Gastlenas i

Pursuant to your request, the references projectly has been surveyed by this Bureau and the comments below marked with an "X" are applicable and requires to be corrected or incorporated Lito the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_\_feet ulong an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_

EXCEEDS the maximum allowed by the fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or Leginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Frutection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

( ) 6. Site pluns are approved, as drawn.

REVIEWER (14) \_\_\_ (11/2-1-1) Affroved: \Listing. Flaning Group Fire Fredentian Bureau

Special Inspection Division

IN THE MATTER OF THE APPLICATION OF DAVID L. CAUDREAU FOR A VARIANCE FROM \$1802.3C.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS S/S OF ALLEGHENY AVENUE 840° W. OF HIGHLAND AVENUE 9th DISTRICT

BEFORE COUNTY BOARD OF AFFEALS

BALTIMORE COUNTY NO. 84-70-A

OPINION

This case comes before the Board on an appeal from the Deputy Zoning Commissioner's denial of the property owner's petition for a variance. The date of said Order was November 7, 1983.

The facts can be simply stated. Hr. Gaudreau is the owner of a lot located at 529 Allegheny Avenue. The lot has a relatively narrow but deep configuration. In the front portion of the lot, bordering on Allegheny Avenue, there is an existing two-story dwelling. Mr. Gaudreau leases this property. The property owner wishes to construct another dwelling in the rear of the property for his own occupancy. In order to erect this structure it will be necessary that a panhandle access route be completed. Mr. Gaudreau cannot construct a panhandle with a width of the required twenty feet because of the proposed structure under the Zoning Regulations of Baltimore County.

Appearing on behalf of Mr. Gaudreau was Paul Lee, a professional engineer. Mr. Lee, who is recognized as an expert in this field, advised that he had proposed a twelve foot panhandle as an access route to the contemplated structure. In his opinion, Mr. Lee felt that such a width could accommodate the anticipated traffic. Mr. Lee also indicated that in the existing neighborhood, there were two properties currently in use where panhandles were less than the required twenty foot distance, and less than the twelve foot distance

DAVID L. GAUDREAU - #84-70-A

Mr. Gaudreau also appeared on his own behalf and described his proposed improvements. The witness's testimony largely consisted of statements evidencing the improvement that would be wrought upon the neighborhood by the construction of this house. However, he did state that the inability to develope his property as proposed would cause him hardship in that the site would remain underutilized and he would be faced to seek a lot for his proposed residence at a less desirable location.

The testimony of the People's Counsel consisted of statements made by James Hoswell, a planner with Baltimore County, and the testimony of the owner of a neighboring property at 535 Allegheny Avenue. Mr. Hoswell indicated that, in his expert opinion, the proposed panhandle was not sufficient and he felt that the variance should be denied. However, he acknowledged that there is within the Planning Board a difference of opinion as to this issue. Specifically, there have been other approvals in this neighborhood of sites having existing panhandles narrower than that proposed here.

The testimony of Mr. Schroeder, the owner of the neighboring property, primarily concerned the aesthetics of the proposed development, specifically, the extra traffic and garbage generated.

The power to grant variances is provided to the Zoning Commissioner and to the Board of Appeals by \$307 of the Baltimore County Zoning Regulations. Specifically, that section provides that variances can be granted when strict compliance with the Zoning Regulations "would result in practical difficulty or unreasonable hardship". In the present case, the primary thrust of the testimony in support of the variance was as to the beneficial effect of these improvements on this neighborhood. However, although less than overwhelming, there was testimony, particularly from Mr. Gaudreau, that to deny his DAVID L. GAUDREAU - #84-70-A

petition for a variance would result in practical difficulty and/or unreasonable hardship. Having satisfied this standard, the Board is inclined to allow the use of this property as contemplated in the petition. The Board particularly notes that other panhandles in the immediate area are narrower than the proposal here. There was little substantial testimony from either the County or the neighbor to convince the Board that this variance should not be allowed. Therefore, the Board will revers he Order of the Deputy Zoning Commissioner and grant the petition for a variance, and will so order.

For the reasons set forth in the aforegoing Opinion, it is this 25th day of September, 1984, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Commissioner, dated November 7, 1983, be REVERSED, and that the variance petitioned for, be and the same is hereby

Any appeal from this decision must be in accordance with Rules B

thru B-13 of the Maryland Rules of Procedure.

GRANTED.

COUNTY BOARD OF APPEALS Keith S. Franz, Acting Chairman

SAMUEL G. STEEN, JR.

LEO A. HUGHES, JR. 1. STEVEN SEIGEL STEPHEN R. TULLY

Law Offices STEEN, HUGHES, SEIGEL & TULL 712 PARK AVENUE BALTIMORE, MARYLAND 21201 TELEPHONE: (301) 669-9300

Ms. Jennifer Jung
Office of Planning and Zoning 401 Bosley Avenue Towson, Maryland 21204

RE: Item No. 6 Case No. 84-70-A David Gaudreau- Variances Petition

Dear Ms. Jung:

I have spoken with the Bureau of Fire Prevention whom have informed me pursuant to your request there is no objection to the variance set out for the residential purposes. They further informed me that they will be sending you within the five days required by your ruling, a written report to this

> Very truly yours, Stephen R. Tully

SRT/jlm cc: David Gaudreau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Zoning Commissioner

Norman E. Gerber, Director Office of Planning and Zoning

David L. Gaudreau 84-70-A SUBJECT\_\_

This office is opposed to the granting of this request. The panhandle width is not sufficient to meet County standards; nor is there sufficient yard area within which to provide the required 20 feet. Further, were this type of two-deep development on a narrow lot permitted here, it would establish a precedent for such in the area.

Director of Planning and Zoning

August 16, 1983

NEG:cav

Law Officer STEEN, HUGHES, SEIGEL & TULLY 712 PARK AVENUE

BALTIMORE MARYLAND 21201

January 6, 1984

County Board of Appeals of Baltimore County Room 200 Court House Towson, Maryland 21204

. .

Dear Sir:

SAMUEL & STEER, JR. LEO A. HUGHEL JR. L STEVEN SEIGEL STEPHEN R. TULLY DAVID E. FURNER

I herein request a postponement for the Petition of David L. Gaudreau scheduled for Thursday, March 29, 1984 at 10:00am due to the fact that Mr. Gaudreau will be in Japan at that time. I would herein request a scheduling after June the 15th, 1984 to assure Mr. Gaudreau's presents in Baltimore at that time. Thank you for your cooperation in this matter.

cc: A. Jablan J. Jung J. Dyer√ J.W. Hessian Frederick Schroeder

MICROFILMED

494-3180

County Board of Appeals Room 219 Court House

TOWSON, MARYLAND 21204

May 24, 1984

NOTICE OF POSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASON REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL \$108

CASE NO. 84-70-A

DAVID L. GAUDREAU

S/s Allegheny Ave., 840' W of Highland Ave.

9th District

11/7/83 - D.Z.C.'s Order - DENIED

The above case, scheduled for hearing on Tuesday, July 10, 1984, at 10 a.m., has

been POSTPONED by the Board at the request of Counsel for the Petitioner, and

REASSIGNED FOR:

THURSDAY, AUGUST 23, 1984, at 10 a.m.

cc: Stephen R. Tully, Esq. David Gaudreau

Petit ioner

Counsel for Petitioner

Frederick Schroeder

Eugene Cross Mrs. Mary Ginn

People's Counsel

N. Gerber

June Holmen, Secy.

RE: Case No. 84-70-4 Petitioner: David L. Gaudreau Our File: 13T-336

Very truly yours,

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL \$59-78 CASE NO. 84-70-A

DAVID L. GAUDREAU S/s Allegheny Ave., 840 W of Highland Ave.

Room 200 Court House (Hearing Room #218)

9th District

Variances

11/7/83 - D.Z.C.'s Order - DEN IED

TUESDAY, JULY 10, 1984, at 10 a.m.

County Soard of Appeals of Baltimore County

Towson, Maryland 21204 (301) 494-3180

May 9, 1984

NOTICE OF ASSIGNMENT

Atty. for Petitioner

Eugene Cross

People's Counsel N. Gerber

J. Hoswell J. Jung

ASSIGNED FOR:

cc: Stephen Tully, Esq.

David Gaudreau

Frederick Schreede

J. Dyer

LOCATION:

DATE & TIME:

A. Jablon

June Holmen, Secy.

9th Election District

Petition for Variances ZONING:

> South side of Allegheny Avenue, 840 ft. West of Highland Avenue

Wednesday, September 7, 1983 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a lot width of 58 ft. in lieu of the required 70 ft. and a minimum side yard setback of 6 ft. in lieu of the required 10 ft. and a sum of side yard setbacks of 13 ft. in lieu of the required 25 ft.

The Zoning Regulation to be excepted as follows: Section 1B02.3C.1 - side and sum of side yard setbacks and lot width in D.R. 3.5 zone

All that parcel of land in the Ninth District of Baltimore County

Being the property of David L. Gaudreau, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, September 7, 1983 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF ZONING COMMISSIONER
> OF BALTIMORE COUNTY

PETITION FOR VARIANCES

9th Election District

Petition for Variances ZONING:

South side of Allegheny Avenue, 840 ft. West of Highland Avenue LOCATION:

DATE & TIME:

Tuesday, October 4, 1983 at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a lot width of 58 ft. in lieu of the

required 70 ft. and a minimum side yard setback of 6 ft. in lieu of the required 10 ft. and a sum of side yard setbacks of 13 ft. in lieu of the required 25 ft.

The Zoning Regulation to be excepted as follows: Section 1B02.3C.1 - side and sum of side yard setbacks and lot width in D.R. 3.5 zone

All that parcel of land in the Ninth District of Baltimore County

Being the property of David L. Gaudreau, as shown on plat plan filed with the Zoning Department.

In the event that this Pe. tion is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

November 7, 1983

Stephen R. Tully, Esquire 6905 York Road Baltimore, Maryland 21212

> RE: Petition for Variances
> S/S of Allegheny Ave., 840'
> W of Highland Ave. - 9th Election David L. Gaudreau - Petitioner NO. 84-70-A (Item No. 6)

Dear Mr. Tully:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours√ JĘÁN M.H. JUNG Beputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Frederick Schroeder 535 Allegheny Avenue Towson, Maryland 21204

> Mr. Eugene Cross 501 Groom Drive Towson, Maryland 21204

John W. Hessian, III, Esquire People's Counsel



September 22, 1983

Stephen R. Tully, Esquire 6905 York Road Baltimore, Maryland 21212

> Re: Petition for Variances S/S Allegheny Ave., 840' W of Highland Avenue David L. Gaudreau - Petitioner Case No. 84-70-A

Dear Mr. Tully:

This is to advise you that \$64.37 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

ARNOLD JABLON Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT TE 10/4/83 R-01-615-000

No. 121560

AMOUNT \$64.37 PRICEIVED David L. Gaudreau Advertising & Rating Case #84-70-A rold. 6 649\*\*\*\*\*643716 864ZA

VALIDATION OR SIGNATURE OF CASHIER

DEC 2 AM Low Officer 712 PARK AVENUE

SAMUEL G. STEEN, JR. LEO A. HUCHES. JR. I. STEVEN SEIGEL. STEPHEN R. TURLY DAVID E. FURMER

STEEN, HUGHES, SEIGEL & TULLY BALTIMORE, MARYLAND 21201 TELEPHONE: (301) 669-9300

December 1, 1983

Zoning Commissioner County Office Building Towson, Marland 21204

RE: Petition for Variance S/S Allegheny Avenue, 840 W of Highland Avenue, 9th Election District David L. Gaudreau - Petitioner No. 84-70-A (Item No. 6)

Dear Sir;

Please enter an appeal for the Petitioner, David L. Gaudreau with reference to the above referred to Petition and Order passed by Jean N.H. Jung, Deputy Zoning Commissioner, on the 7th day of November, 1983. I herein enclose my check for one hundred (\$100.00) dollars made payable to Baltimore County Maryland to cover the cost of the appeal. Should there be any other costs, like posting, please forward the bill to me immediately and it will be paid forthwith.

Very (truly yours, Stephen R. Tully

Enclosure cc; David L. Gaudreau

Note: appeal is \$80. Mr. Tully issued a new check for those amount.



Stephen R. Tully, Esquire

6905 York Road Baltimore, Maryland 21212

Re: Petition for Variances S/S Allegheny Ave., 840' W of Highland Avenue David L. Gaudreau - Petitioner Case No. 84-70-A

August 23, 1983

Cear Mr. Tully:

This is to advise you that \$61.18 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

ng Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT \_ACCOUNT\_R-01-615-000 RECEIVED Stephen R. Tully, Esquire 1st advertising & posting of Case #84-70-A FOR David Gaudreau

VALIDATION OR SIGNATURE OF CASHIER

C . 838 \*\*\*\*\* \$11810 \$386A

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

December 8, 1983

Mr. Frederick Schroeder 535 Allegheny Avenue Towson, Maryland 21204

> Re: Petition for Variances S/S of Allegheny Ave., 840' W of Highland Avenue David L. Gaudreau - Petitioner Case No. 84-70-A

Dear Mr. Schroeder:

Please be advised that an appeal has been filed by Stephen R. Tully, attorney for the petitioner, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County, in the above referenced matter.

اً بي موجود **فيكوني أ**لين و خود . أبود أخر في يود الأود في الأخر بها الأخر الأخر الأخر

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Zoning Commissioner

AJ:aj

cc: Eugene Cross 501 Groom Drive Towson, Maryland 21204

> John W. Hessian, III, Esquire People's Counsel

Paul Los 9.6

Paul Loo Enginearing Inc. 308 W. Punylousia Aca Tomm Maryland 21208

DESCRIPTION

#529 ALLEGHENY AVENUE - NINTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in or near the center of Allegheny Avenue, said point being located 840' + westerly from the intersection of Highland Avenue; thence leaving the center of Allegheny Avenue

(1) S 29°04'31" West 391.56 feet; thence

(2) S 89°09'00" West 86.50 feet; thence

(3) S 79°40'00" West 4.30 feet; thence

(4) N 30°11'58" East 433.92 feet

to a point in or near the center of Allegheny Avenue, thence binding on

the center of Allegheny Avenue (5) S 63°53'02" East 70.00 feet

to the point of beginning.

Containing 0.84 acres of land, more or less, and known as #529

Allegheny Avenue, Baltimore County, Maryland.



OFFICE COPY

•

SAMUEL G. STEEPL JR. LEO A. HUGHEE, JR. L. STEVIEN SEIGEL STEIVIEN R. TULLY DAVID E. FURMER

Law Officer STEEN, HUGHES, SEIGEL & TULLY 712 PARK AVENUE BALTIMORE MARYLAND 21201

TELEPHONE: (301) 669-9300

August 29, 1983

TOWERS, MARYLAND 21212 (301) 377-7403

Office of Planning and Zoning Towson, Maryland 21204

Re: <u>David L. Gaundreau</u> - Petitioner Case No.: 84-70 A Our file: 13T-336

Dear Mr. Jablon:

Arnold Jablon,

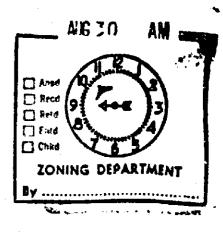
Zoning Commissioner

Baltimore County

I am afraid I have been unable to clear my docket for the hearing date scheduled for Wednesday, September 7, 1983 at 10:30 a.m. I must appear at the United States Bankruptcy Court at 9:15 a.m. on that day and in Howard County at 9:00 on the same day. I have enclosed copies of each notice.

Thank you for your kind attention to this matter. Very truly yours,

SRT/kab Enclosures



IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF MARYLAND CASE NO.: 81-2-1746L IN RE: SELMAR C. HASSELHOFF Debtor(s) \* \* \* \* \* \* ADVERSARY NO.:82-0767 PROVIDENT SAVINGS BANK OF BALTIMORE Plaintiff(s) SFLMAR C. HASSELHOFF Defendant(s) the contract of the second of LINE You are hereby notified that the hearing on the Complaint Objecting to Discharge and to Determine Dischargeability of Debts, has been rescheduled for September 7, 1983 and to appear at 9:15 a.m. in Hearingroom 2-B, U.S. Courthouse, 101 W. Lombard Street, Baltimore, Maryland 21201. Dated: March 29, 1933 JAMES F. SCHNEIDER

DISTRICT COURT OF MARYLAND FOR FIRE SEUNTY

STATE OF MARYLAND VS. MURPHY, CLASERCE WINFIELD (UR)

DE 199010000

YOU ARE HERSBY SUPPONED TO APPEAR AS DEFENDANT

SUMMONS

ON SEPTEMBER 67, 1933 AT 09:00 AM. THE LOCATION OF THE TRILL IS

FAILURE TO CHEY THIS SUMMONS MAY PESULT IN YOUR BEING CHARGED

WITH CONTERPT OF COURT AND BEING TAKEN INTO CUSTEDY UNDER A

MURPHY, CLARENCE WINFIELD (JR)

ROOM . 3451 COLATECUSE DR

CANDADA DO BOBB SEESALVELY

520 COURT STREET

LCCATED AT 3451 COURTHOUSE DR ELLICETT CITY

. 40. 21943

CASE NUMBER: 0873016

ETFICELL CILA . 4).

LEO A. HUGHER, JR. L. STEVEN SCIGEL STEINIEN R. TULLY DAVID E. FURRER

SAMUEL G. STEEN, JR

Zoning Commissioner Baltimore County
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Case #84-70-A

Dear Sir:

Please be advised that the hearing date of Wednesday, September 7, 1983, at 10:30 conflicts directly with my schedule since I am to be before the District Court in Howard County at 9:00 for a Criminal Case in the State VS. Murphy and the United States Bankruptcy Court for 9:15 in the case in reference to Hasselholf. I would therefore request a postponement date to the earliest date around September 7, 1983. Thank you for your cooperation in this matter.

Law Offices

STEEN, HUGHES, SEIGEL & TULLY

712 PARK AVENUE

BALTIMORE MARYLAND 21201

August 16, 198.

Stephen R. Tully

SRT:clc

cc: David Gaudreau

Stephon R. Tully, Esquire 6905 York Road Baltimore, Maryland 21212

NOTICE OF HEARING Re: Petition for Variances S/S Allegheny Ave., 840' W of Highland Avenue David L. Gaudreau - Petitioner Case No. 84-70-A

TIME: 10:30 A.M.

DATE: Wednesday, September 7, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake

No. 117688

Avenue, Towson, Maryland

Zoning Commissioner of Baltimare County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

4-01-615-000

VALIDATION OR SIGNATURE OF CASHIER

@ B720000035001b 8248A

September 1983

Bankruptcy Judge

BY Erma Jone Hagert

Stephen R. Tully, Esquire 6905 York Road Baltimore, Maryland 21212

cc: Stephen R. Tully, Esq.

David F. Albright, Esq. Merrill Cohen, Esq.

RESCHEDULED NOTICE OF HEARING Re: Petition for Variances S/S Allegheny Ave., 840' W of Highland Avenue David L. Gaudreau - Petitioner Case No. 84-70-A

TIME: 9:30 A.M.

DATE: Tuesday, October 4, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Zoning Commissioner

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: David Gaudreau

Location: S/S Allegheny Avenue 840' W. from centerline Highland Avenue

Zoning Agenda: Meeting of July 5, 1983 Item No.: 6

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

REVIEWER (H) South 10 683 Noted and Llonge Millegament Fire Prevention Bureau Special Inspection Division



County Board of Appeals of Baltimore County Room 200 Court House Comson, Maryland 21204 (301) 494-3180

September 25, 1984

Stephen R. Tully, Esquire 6905 York Road Baltimore, MD 21212

> Re: Case No. 84-70-A David L. Gaudreau

Dear Mr. Tully:

Enclosed herswith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled

Very truly yours,

Encl.

cc: David L. Gaudreau Frederick Schroeder Eugene Cross Mrs. Mary Ginn Phyllis Cole Friedman Norman E. Gerber James G. Hoswell Arnold Jahlon Jean M. H. Jung James E. Dyer



Valtimore County, Maryland PEOPLE'S COUNSEL OLD COURT HOUSE TOWSON, MARYLAND 21204

PHYLLIS COLE FRIEDMAN People's Commit PETER MAX ZIMMERMAN

Deputy Pupic's Consul

TEL 484-2188

August 24, 1984

The Honorable Keith S. Franz, Esquire Acting Chairman County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

RE: David L. Gaudreau, Petitioner Zoning Case No. 84-70-A

Dear Chairman Franz:

As requested, enclosed is a copy of the Deputy Zoning Commission-er's Order dated April 5, 1984 in the case of Alvin E. Wagenheim, Case No. 84-245-A (Item 185).

Very truly yours,

Peter Max Zimmerman Deputy People's Counsel

Enclosure

cc: Stephen R. Tully, Esquire



DISTRICT COURT OF MARYLAND FOR FOR ARD COUNTY

LECATED AT 3451 COURTHOUSE OR ELLICETT CITY

· 40. 21043

CASE NUMBER: 0873016

STATE OF MARYLAND VS. MURPHY. CLABENCS WIMFIELD (UR)

HURPHY, CLARENCE WINFIELD (JR) 520 COURT STREET COVER. DE 199010000

SUHFONS

YOU ARE FEREBY SUPMONED TO APPEAR AS DEFENDENT ON SEPTEMBER CT. 1933 AT 09:00 AM. THE ENCATION OF THE TRIAL IS ELLICOTT CITY . MT. ACOH . 3451 COURTHOUSE OR

FAILURE TO CHEY THIS SUMPONS MAY RESULT IN YOUR DEING CHARGED WITH CONTEMPT OF COURT AND BEING TAKEN INTO CUSTODY UNDER A WARRANT OF BODY ATTACHMENT.

BY: LYNNE KING

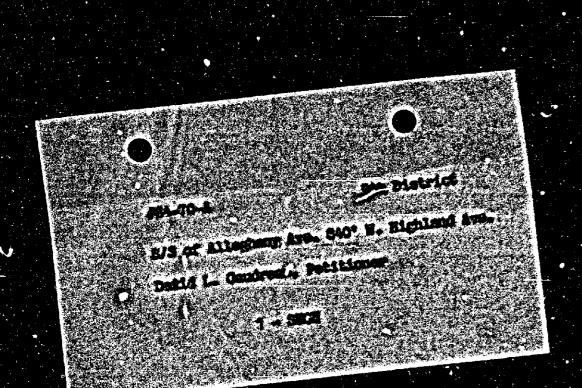
DETE: 07/36/83

IF YOU HAVE ANY QUESTIONS CONCERNING THIS DECUMENT, CALL 455-8614 PLEASE BRING THIS FURM WITH YOU.

SERVICE INFORMATION: SERVED MENZEST THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.

\*

CR 765 (10/82)





## County Board of Appeals of Baltimore County Towson, Maryland 21204 (301) 494-3180

December 21, 1983

## NOTICE OF ASSIGNMENT

CASE NO. 84-70-A

DAVID L. GAUDREAU

S/s Allegheny Ave., 840' W of Highland Ave.

9th District

Variances

ASSIGNED FOR: cc: Stephen Tully, Esq.

Eugene Cross

David Gaudreau

Frederick Schroeder

J. W. Hessian N. Gerber

J. Hoswell



Samuel G. Steen, Jr. Leo A. Hugher, Jr. L. Steven Seigel Stephen R. Tully Dayid E. Furner

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD F 'E 2(b). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIR EEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL \$59-79

11/7/83 - D. Z. C. 's Order - DENIED

THURSDAY, MARCH 29, 1984, at 10 a.m. Atty. for Petitioner

Petitioner

Protestant

People's Counsel

June Holmen, Secy.



COUNTY OFFICE 6905 YORK ROAD

January 6, 1984

County Board of Appeals of Baltimore County Room 200 Court House Towson, Maryland 21204

> RE: Case No. 84-70-A Petitioner: David L. Gaudreau Our File: 13T-336

Dear Sir:

cc: A. Jablon

J. Jung

J. Dyer

J.W. Hessian

Frederick Schroeder

I herein request a postponement for the Petition of David L. Gaudreau scheduled for Thursday, March 29, 1984 at 10:00am due to the fact that Mr. Gaudreau will be in Japan at that time. I would herein request a scheduling after June the 15th, 1984 to assure Mr. Gaudreau's presents in Baltimore at that time. Thank you for your cooperation in this matter.

> Very truly yours, m Stephen R. Tully



# County Board of Appeals of Baltimore County

Room 200 Court House Tobson, Maryland 21204 (301) 494-3180

January 11, 1984

## NOTICE OF POSTPONEMENT

David L. Gaudreau CASE NO. 84-70-A

S/S Allegheny Ave. 840° W. Highland Ave.

9th District

Scheduled for hearing on Thursday, March 29, 1984 at 10 a.m. has been POSTPONED at the request of counsel for the petitioner (Mr. Gaudreau will be in Japan at that time). Case will be rescheduled at a later date.

cc: Stephen Tully, Esquire

David L. Gaudreau

Frederick Schroeder Eugene Cross

Peter M. Zimmerman N. E. Gerber

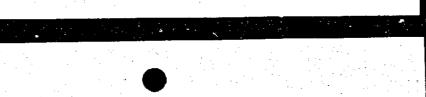
J. G. Hoswell

J. Jung

J. E. Dyer

A. Jablon

Edith T. Eisenhart, Adm. Secretary



Law Officer STEEN, HUGHES, SEIGEL & TULLY 712 PARK AVENUE BALTIMORE, MARYLAND 21201



May 16, 1984

County Board of Appeals of Baltimore County Poom 200 Court House Towson, Maryland 21204

> RE: Petition for Variances David L. Gaudreau, Petitioner Case No: 84-70-A Our File: 13T-336

Dear Sir:

SAMUEL G. SYEDI, JR. LEO A. HUGHES, JR. L. STEVEN SEIGEL. STEPHEN R. TULLY DAVID E. FURRER

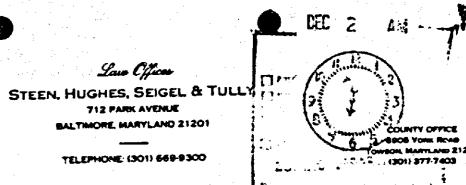
I must reluctantly request a postponement of the Tuesday, July 10, 1984 hearing on the above referred to matter. I will be on vacation and out of state until Monday, July 23, 1984. I am scheduled in trial on Monday, July 23, 1984 and Wednesday, July 25, 1984 but any other day would be acceptable for scheduling this matter.

SRT/jlm cc: David L. Gaudreau

12/21/83 - Following were notified of hearing set for Thurs. March 29, 1984, at 10:00 a.m.: D. Gaudreau F. Schroeder E. Cross J. Hessian N Gerber & J. Hoswell J. Jung, Dyer, & Jablon

5/9/84 - Above notified of hearing set for Tues. July 10, 1984, at 10 a.m. Gastport 5-24-84 5/24/84 - Above notified of postponement and reassignment for Aug. 23, 1984, Thurs., at 10 a.m.

SAMUEL G. STEEK JR. LEO & HUGHES, JR. L STEVEN SCIOCL STEMEN R. TULLY DAVID & FURNICH



December 1, 1983

Zoning Commissioner County Office Building Towson, Marland 21204

RE: Petition for Variance S/S Allegheny Avenue, 840 W of Highland Avenue, 9th Election District David L. Gaudreau - Petitioner No. 84-70-A (Item No. 6)

Dear Sir;

Please enter an appeal for the Petitioner, David L. Gaudreau with reference to the above referred to Petition Gaudreau with reference to the above referred to Petition and Order passed by Jean N.H. Jung, Deputy Zoning Commissioner, on the 7th day of November, 1983. I herein enclose my check for one hundred (\$100.00) dollars made payable to Baltimore County Maryland to cover the cost of the appeal. Should there be any other costs, like posting, please forward the bill to me immediately and it will be paid forthwith.

> Very truly yours, Stephen R. Tully

Enclosure cc; David L. Gaudreau

riote: appeal is \$80. Mr. Tully want a

Stophen R. Tully, Esquire 53945, Hb Paul lee Engineering, Inc. 304 W. Pennsylvania Ave Towson, Md. 21204 6905 York Road Baltimore, Md. 21212 CERTIFICATE OF PUBLICATION/ CERTIFICATE OF POSTING 30 A M.
UBLIC HEARING: Room TDE, County Office wilding, 117 W. Cresspeake Avenue, preson, Maryland THIS IS TO CERTIFY, that the annexed County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public husering. Date of Posting Assaut 18 1983. Posted for:

Petitioner: David I Sandreau

Location of property: S/S of Allegheny Arenue, 540'W of Highland Arenue

Location of Signs: An front of # 529 Allegheny Arenue Pephion for Variances to permit a lot width of an lieu of the required 10 ft. and a sure see to yard sethencies of 13 ft. In lieu of the ner Outred 25 ft. advertisement was published in THE TOWSON Your petition has been received and accepted for filing this The Zoning Regulation to be excepted as TIMES, a weekly newspaper distributed in /oflows: Section 1802 SC 1 -side and sum of side yeard selbacks and lot width in D R. 2.5 zone All that percei of k all in the Minth Dietrict of Residence County Dib Election District All their percei of it, all as the Minth District of Bellimora County

Beginning for the series at a point in or new the center of Allegheny firenses, said point being located 640° ± sessirly from the interseetion of Highland Avenue; thence leaving the center of Allegheny Avenue
(1) \$ 290431" West 391.56 feet; thence
(2) \$ 9000'00" West 85.50 feet; thence
(3) \$ 99040'00" West 85.50 feet; thence
(4) N 3011'59" East 433.92 feet is a point in or near the center of Allegheny Avenue, thence binding on the center of Allegheny Avenue, thence binding on the center of Allegheny Avenue, of the perceive of the Towson, Baltimore County, Md., once a SONING: Petition for Variances LOCATION: Bouth side of A gheny Avenue, 349 ft. West of Highland Avenue

DATE & TIME: Wednesday, September 7, 1989 at 19:30 A M.
PUBLIC HEARING: Recom 104.
County Office Building, 111 W.
Cheespeake Avenue, Towson. \_ successive weeks, CERTIFICATE OF PUBLICATION the first publication appearing on the 14th day . Sot 1983. Maryland

The Sowing Commindener of Bultimore County, by authority of the Rowing Act and Regulations of Bultimore County, will hold a public hearing:

Petition for Variance to permit a lot widte of 18 ft. in lies of the required 10 ft. and a minimum side yard setback of 6 ft. in lies of the required 10 ft. and a sum of side yard setbacks of 13 ft. in lies of the required 25 ft.

The Soning Regulation to be excepted an follows: Zoning Commissioner Received by: Micholas B. Commodari
Chairman, Zoning Plans
Advisory Committee TOWSON, MD., \_\_\_\_\_August 18 , 1983 David Gaudreau Date of return August 26-1953 Stephen R. Tully, Esq. The Soning Regulation to be excepted as follows:
Section 1800, 3C, 1—side and sum of side yard setbecks and lot width in D.R. 15 none
All that pared of land in the Ninth District of Baltimore County Beginning for the same at a point in or near the center of Allegheny Avenue, said point being located Mor 2 westerly from the intersection of Highland Avenue; thence leaving the center of Allegheny Avenue

(1) \$2.2004'21" West 391.56 feet; thence day of \_\_\_\_\_September , 19 81 , therest publication PERTITION FOR VARIANCES

9th Election District

BONING: Petition for Variances
LOCATRON: South side of Alleghand Avenue, 846 ft. West of
Highland Avenue
DATE & TIME: Tuesday, Ostober
4, 1965 at 9:20 A.M.
PUBLIC HEARING: Room 105,
County Office Building, 111 W.
Chesapeake Avenue, Towses,
Maryland appearing on the \_18th\_\_\_\_ day of \_\_\_\_August\_ CERTIFICATE OF PUBLICATION CERTIFICATE OF PUBLICATION PETITION FOR VARIANCES

5th Section Discret

ZONNIG: Person For Variances

LOCATION: South side of Alleghenry Avenue,
840 R: West of Highland Avenue.

DATE & Trist: Violancesiny, September 7,
1983 at 10:30 A M.

PUBLIC HEARMING Room 108. County Office
Building, 111 W. Cresspeaks Avenue,
Texacon, Maryland

The Zonara Commissioner of Buildings County

The Zonara Commissioner of Buildings County

The Zonara Commissioner of Rullings County

Texacon, Maryland

Texacon County

Texaco CERTIFICATE OF POSTING three (2) \$ 89'00'00" West \$4.50 feet; thense (3) \$ 79"40'90" West 4.30 feet; Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variances to permit a lot width of 58 ft. in lieu of the required 70 ft. and a minimum side yard setback of 6 ft. in lieu of the required 10 ft. and a sum of side yard setbacks of 13 ft. in lieu of the required 25 ft.

The Zoning Regulations to be an excepted as follows: thence
(4) N 30"1173" East 433.92 feet
to a point in or near the center of TOWSON, MD., September 15, 19 83 Allegheny Avenue, thence binding on the center of Allegheny Avenue (5) \$ 475200" East 70.00 feet to the point of heginning. Containing 8.94 acres of land, more or less, and known as #539 Allegheny Avenue, Baltimore County, Maryland.

Being the preparty of David L. Caudinas as shown on plan Cost of Advertisement, \$\_\_ Reserved.

Petition for Vigriances to pervisit a lot widely.

If 80 R. in item of the required 70 R. and a sensitive manufactured 10 R. and a sensitive raide years agree the required 10 R. and a sensitive for each years agree to the regular of 13 R. in little of the required 25 R.

The Zoning Regulation to be assumed as follows: advertisement was published in THE TOWSON published in THE JEFFERSONIAN, a weekly newspaper printed Caudrone, as shown on plat plan
flood with the Zoning Department.
Hearing Date: Wednosday, Repterm' w 7, 1963 at 10:30 A M.
Phalis Hearing: Room 108, County Office Building, 111 W. Chempeaks Avenue, Towns , Maryland.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimers County
Am J. B. TIMES, a weekly newspaper distributed in and published in Towson, Baltimore County, Md., succentextacted Location of property: 5/5 of alleghing are. 840'W of Highland Por. The Zoahng Regulations to be expected as follows:
Section :BullC.1—eide and sum of side yard setbacks and lot width in D.R. 8.6 sone.
All that parcel of land in the Ninth District of Baltimore County:
Beginning for the same at a point in or near the center of Allegheny Avenue, said point being located 840 ± westerly from the intersection of Highland Avenue: therea follows:
Sustain 1808 3C.1 - side and sum of side years
sentechs and lot with in D.A. 8.5 some Towson, Baltimore County, Md., once a All that percel of land in the Air some
All that percel of land in the Airch desired of
Baltimere County.
Beginning for the same at a point in or near
the center of Allegheny Avenue, and point be
ing located 846 - westerly from the intersection of Highand Avenue, thereo learning the
center of Allegheny Avenue.

(1) \$ 29504'31" West 391 56 feet; thence
(2) \$ 8909'00" West 85 50 feet; thence. day of \_\_\_\_\_October\_\_\_, 19.83\_, the first publication \_ successive weeks, Location of Signs: 5/5 of Alleghung Ove in fant of 429 alleghungs appearing on the 15th day of September the first publication appearing on the 17 day of aug 1983. (3) \$ 79740'00" West 4 30 teet; thence (4) N 3071 1'58. East 433 92 feet to 8 5071 h'58. East 433 92 feet to 8 5071 h'58 East 433 92 feet to 9 feet in the context of Aleghany Avenue. (5) East 70.00 feet to the point of (3) & 89\*08\*00" Wart \$6.50 feet Segments

Contening 6 84 sours of tend, more or less, and lithren as APP Alleghany Avenue, Bellings County, Number County, Number County, Number County, Number County, Number County, Number County C THE JEFFERSONIAN. (8) 8 79"40"00" West 4.30 feet; G. Leank Stricks (4) N 30°11'58" East 433.99 feet Cost of Advertisement, \$ 26.25 (5) & 63°58'02" Rast 70.00 fact Cost of Advertisement. Petitionen No. EXIST ZONING - DR.3.5" EXIST USE - "RESIDENTIAL" \_No. 124023 BALTIMORE COUNTY, MARYLAND ALLEGHENY OFFICE FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 12/7/83 1.840" TO & HIGHLAND AVE -RECEIVED Stephen R. Tully, Esquire FOR: Appeal fee on Case #84-70-A (David L. Gaudreau) LOCATION PLAN 3CAL8 +1: + 500' \$ 044----+BODOID #078A GENERAL NOTES 1. TOTAL AREA OF PROPERTY - 0.84 Ac. Z. EXISTING CONING OF PROPERTY OR 3.5 3. EXISTING USE OF PROPERTY - "RESIDENTIAL" A. PROPOSED ZOWING OF PROPERTY . "OR 3.5" EXIST ZOUING DR-3.5" EXIST, ZONING OR. 3.8" EXIST USE "RESIDENTIAL" 5. PROPOSED USE OF PROPERTY - RESIDENTIAL EXIST, USE - RESIDENTIAL" 6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 1802.3 GI TO PERMIT A LOT WIDTH OF 38' INSTEAD OF THE REGIO, TO CERTIFICATE OF POSTING HOTE! 3 DISEASED TREES CERTIFICATE OF POSTING (A VARIANCE OF 12') AND TO PERMIT A MIN. SIDE YARD OF G' ZONING DEPARTMENT OF BALTIMORE COUNTY 84-76-A INSTEAD OF THE REGID 10" (A VARIANCE OF 4") AND A SIDE 84-70-A REMOVED IN THIS YARD TOTAL OF 13' INSTEAD OF THE REGO. 25' (AYARMUCE OF 12') AREA. CONDITION 7. MIN. LOT AREA . 10,000 S.F. OF TREES HAS BEEN Date of Posting august 2 1984 8. OFF-STREET PARKING SHALL BE ISPACE/LOT CERTIFIED FROUT 15 3. SITE HAS PUBLIC SENER I WATER 10. OWNER PROPOSES TO SUBDIVIDE PROPERTY INTO E LOTS Petitioner: Band & Sandrian

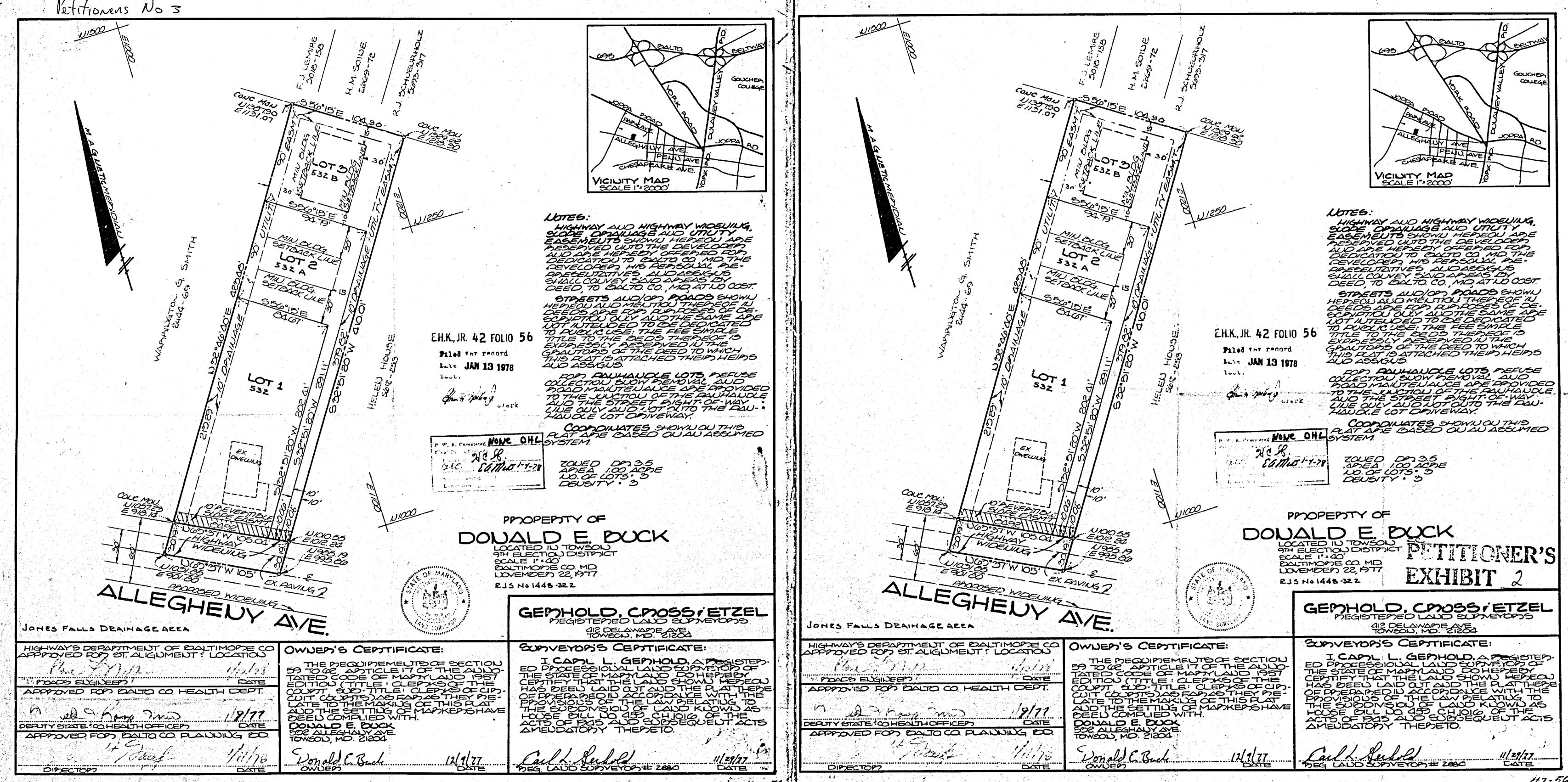
Location of property: 5/5 of Allegheny love: 840! N of Highland

Location of Signs: Stath side of Allegheny Are son front

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Remarks: Probled second time 8-2-84

Remarks: Probled second time 8-2-84 ENVELOFE, Location of property: \$15 of Allegheny Ote: 840' Wof / Kylland One. (WOODED) Lot 2 PLAT TO ACCOMPANY PETITION LOT WIOTH & SIDE YARD VARIANCES Date of return august 2 1984 \*529 ALLEGHENY AVENUE ELECT DIST. 9 BALTIMORE CA, MD MARCH 80,1283 SCALE: 1 ... EXIST ZOUING . DR. 3.3" EXIST. USE . "RESIDENTIAL"



112-56